



Board of Directors Minutes
December 6, 2018 (King's Deer Golf Clubhouse 6PM)

Members Present: Jan Sievert (Director at Large), Steven Shurgot (VP & Asst. Treasurer), Lorrie Kresge (Water), James Hazuka (Secretary), Dan Rivers (President), Randy Wood (Common Areas) (by phone), Ken Harris (Neighborhood Watch)

Guests: Beverly & Kevin Scott (2212 White Cliff Way), Allen Alchian (Consultant), Patricia A Wasson (Executive Director)

I. President's Report

1. Water Purchase Update – Rivers gave a synopsis of meeting with PDWC and all people connected to the sale of water and augmentation proceedings.

II. Vice President

1. NEPCO update – Shurgot attended the NEPCO meeting and was told that areas encompassing zip code 80132 was expecting a 43% growth, looking to add 10,000 residents by 2020. El Paso County is working on a water master plan to address this growth. Additionally, work to widen Highway 105 will begin in the Spring of 2019. Improvements to Jackson Creek PKWY from just North of Leather Chaps Dr to Higby road will begin in 2019.

III. Secretary's Report

1. November 2018 Board minutes were approved via email
2. Status of New Website - Alchian stated that the process is nearly done. The update of the website is expected to be completed by December 15th. The final inspection will be early January, delayed in part by the Holidays. These changes are transparent and will not be noticed by residents.
3. Housing Policy Update – Hazuka requested Board members review the response from the HOA Attorney. Further discussion on this topic will come at a later date.
4. 2019 Event scheduled dates which the Board has approved
 - a. Annual meeting – November 5, 2019
 - b. Mowing deadline – June 30, 2019
 - c. Garage sale – July 26, 27 & 28, 2019
 - d. ACC meeting dates – 2nd & 4th Thursday of each month
 - e. BoD meeting dates – 3rd Thursday of each month @ 6PM
 - f. Newsletter – anticipating January, May & September
5. Executive Director Position – Pat Wasson currently serves as the HOA Executive Director. She has indicated a departure date of June or July of 2019. Hazuka has completed the new job description. The Board's desire is to make a new hire in March or April of 2019, with a start date of May. Hazuka has made a few inquiries. Sievert indicated she would make a few calls with management and title companies that may know HOA management professionals that might be interested in this position.

IV. Treasurer's Report

1. November 2018 Financials – Shurgot will coordinate with the Board members via email for approval on the November financials.
2. October Financials were approved via email on November 9

- V. Director's Report
 - A. Architectural Control Committee
 - 1. Status Report – Alchian stated that there is nothing that warrants attention by the Board at this time.
 - 2. 19882 Kershaw Court Update (“The Big Dig”) –Update
The HOA has advised the property owner that we have a contract to restore the land and will continue per the Court order.
 - 3. 2212 White Cliff Way, Lot 37 Highlands filing 6 – new construction pad site location approved by the ACC on November 29, 2018. Alchian stated there was no appeal by the neighbors regarding the project as it currently stands. Board took no action on this item.
 - B. Common Areas – no report
 - C. Neighborhood Watch – Harris has been working with the Sheriff's Department and is still trying to put together a membership list and Block Captains.
 - D. Water – Kresge has finished the water report but has not mailed it to the Deputy Water Commissioner. An Executive Summary of the report was provided to the Board.
 - E. Manager's Report
The HOA office will be closed for Christmas vacation December 21 through January 2, 2019. HOA assessments are ready for mail out on December 8.

Motion moved to adjourn at 7:17PM and was seconded; the Board approved the motion.

/ signed /

Daniel Rivers, President King's Deer HOA

/ signed /

James Hazuka, Secretary King's Deer HOA

Attach:

- 1. Member Balance Detail
- 2. Executive Summary – King's Deer Water Report